



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

MEETING OF DECEMBER 12, 1983

Present: Chaput, Coulter, Raftery, Hannaford and Clarke

The minutes of November 28, 1983 were accepted as submitted; acceptance was by unanimous vote.

ANR - Morse Road

A plan of land entitled Land in Carlisle, Massachusetts surveyed for Concord Lumber Corporation dated December, 1983, was presented to the Board by George Senkler. It showed Lot 16 having frontage on Morse Road and having four acres in area. It was pointed out that Lot 16 (formerly known as Lot 15) was originally approved for Approval Not Required on May 12, 1980, subject to an endorsement to be placed on the plan submitted at that point. It appears, however, that the final ANR plan was never resubmitted to the Board in 1980. The Board found, based upon the findings reported in May, 1980, and Frank Hannaford's representation, that the paved stub of Morse Road off Sunset was a way in existence when the Subdivision Control Law became effective in Carlisle and has at least 40 feet providing frontage which has sufficient width, suitable grade and adequate construction so as to provide adequate access for vehicular traffic and municipal services to the Lot. The Lot having at least 40 feet of frontage and 4 acres in area was deemed by the Board to meet the requirements of Section 4.A.2. of the Zoning Bylaw for a pork chop building lot.

It was moved that the Board approve the plan presented by Mr. Senkler to be endorsed "Approval Not Required" upon the conditions that:

- (1) The Plan show the paved portion of the way which provides the frontage;
- (2) The Note on the Plan be deleted; and
- (3) The Plan bear the following endorsement:

"Approval of Lot 16 is based upon the Planning Board's finding that the way providing frontage thereto is at least 40 feet and is a way which was in existence when the subdivision control law became effective in Carlisle and said 40 feet has sufficient width, suitable grade and adequate construction to provide adequate access to the Lot for vehicular traffic and municipal services."

Having been duly seconded, it was unanimously approved. It was further moved and duly seconded that the Board members endorse the plan outside of a meeting if the Plan is presented to members having met the conditions imposed by the foregoing vote.

ANR - Lowell Road

A plan was presented for land of Macone, but withdrawn after a discussion concerning the failure of the proposed lot to meet the requirements of the current zoning bylaw and the possibility that the lot being divided may be large enough with sufficient frontage to create two lots conforming with the zoning bylaw.

Zoning Board of Appeals

The decision of the Zoning Board approving a "ceramics studio" on Curve Street met with criticism since it appears that "ceramics studio" means a dental laboratory which is a light industrial use. Member Coulter will contact the Board of Appeals and this Board will decide what action to take thereafter.

MAPC Report

Kay reported on the progress of the Water Quality Study and a meeting here January 10, 1984, with MAPC officials. Kay also reported that another two weeks of technical assistance for FY84 might be available, perhaps for the road advisory committee.

The meeting adjourned at 10:24 P.M.

Respectfully submitted,

Thomas J. Raftery